

From: Planning@horsham.gov.uk
Sent: 05 November 2025 17:04
To: Planning
Subject: Comments for Planning Application DC/25/1506

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/11/2025 5:03 PM.

Application Summary

Address:	Oxcroft Farm Henfield Road Small Dole Henfield West Sussex BN5 9XE
Proposal:	Permission in Principle for a residential development with the erection of up to 9no. dwellings.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	61 Greenland Road Worthing
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>The design has no detail. Highways Access and Parking</p> <p>The safety of road users and the general public concerns me greatly. The proposed vehicle access point for the entrance to Oxcroft Farm and the proposed 9 dwellings has not been given due diligence at all. Mackleys Industrial Estate has very heavy traffic flow daily. To propose an access point directly opposite this entrance can only increase the risk of a major accident with queuing traffic coming over the brow of the hill at speed increasing the danger to road users and pedestrians waiting to either cross the road for work or waiting to enter the</p>

estate as the flow of traffic is excessive at busy periods of the day. The new proposed entrance is just after the brow of the hill on entering Small dole and will be hidden from view. The speed of passing traffic often warrants a speed trap van within the village showing that there is a speed problem through the village.

Amenities.

All amenities are access outside of Small Dole, so anyone living in the village has to have a vehicle as there is a very limited bus service. All amenities, such as doctors, schools, nursery placements, hospitals are outside of the village. Adding to the traffic, pollution, lack of parking, and noise. Small Dole is only access by one road (main) through the village to add another access point on one very busy road is increasing the risk to all that live within the village. So with a limited bus service and no train station the only other means of transport is a vehicle, so 9 new dwellings lets say with a minimum of two working adults could be a minimum of 18 more vehicles entering and exiting a access from the main road.

The proposed site has been described as Brownfield, so what about land contamination. This land could possible contain many different hazardous material, such as asbestos, oils, diesel and the like as the site for at least 50 years has been used for agricultural vehicles and livestock.

The proposed site is located next to the Hales landfill site which is monitored for methane gases. Also a new solar panel farm has been passed storing power! So methane a possible flammable gas and a battery power storage all within close proximity to the proposed new site! The area around the proposed site is countryside. The open fields act as a natural floodplain for the area. The risk of flooding to the properties at the lower end of the village will increase greatly.

The farm building offer wildlife habitat. To remove these to replace with new dwellings that are not within the boundaries of any other buildings is detrimental to the environment and the wildlife within the site. Such as owls, Bats, Deer, [REDACTED], Foxes, Herons, and many invertebrates.

So I strongly object to the proposed 9 dwellings at Oxroft Farm and consider it not in keeping with the hamlet of Small Dole

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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